

**110-112 Manningham Road, Bulleen, Vic 3105**



**Sold House**

Wednesday, 17 April 2024

110-112 Manningham Road, Bulleen, Vic 3105

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

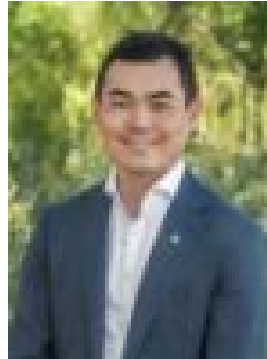
**Area: 1114 m2**

**Type: House**



Frank Perri

0414680483



Edison Kong

0435841615

**\$2,400,000**

AUCTION THIS WEDNESDAY | Auction Wednesday 15th May at 2pm unless sold prior. 110 Manningham Road: \$1,100,000 - \$1,200,000 112 Manningham Road: \$1,100,000 - \$1,200,000 Presenting a prime DD08 site for commercial and residential developers and investors on these near-flat blocks adjacent to Bulleen Plaza. Set on separate titles but offered as one magnificent 1112m<sup>2</sup> development opportunity for multi townhouses, apartments or possible low rise business/medical suites (STCA). This combined north-facing land holding is set on the rise of Manningham Road boasting a rare and lucrative opportunity not to be missed. Attracting high traffic for prospective commercial interests, the current two single level dwellings offer comfortable solid proportions to live in or lease out while plans and permits are explored. Number 110 provides an elegant lounge and dining area with polished floorboards and gas wall heater plus gas ducted heating. Adjoining kitchen/meals with gas cooking. Displaying 3 bedrooms and an undated bathroom with shower, bath, sep WC plus a rear pergola and neatly maintained back garden. Displaying a single carport with lift door. Number 112 displays hardwood timber polished floors throughout, ambient living room adjoining a kitchen/meals with electric appliances. Comprising 3 bedrooms and 2 bathrooms incl a master with WIR/ensuite and an updated central bathroom with bath, rainfall shower and separate toilet. A laundry leads to back gardens dotted with fruits trees, connecting with a single lockup garage and double carport. Additionally offering gas ducted heating. With an abundance of existing conveniences already on your doorstep, the proposed future developments will only enhance the overall value. Central to quality public and private schools incl Marcellin College and Templestowe College, Macedon Square/Plaza, Westfield Doncaster and numerous parkland, leisure and sport facilities at Aquarena, Ruffey Lake Park, Heide Museum of Modern Art and golf courses. Minutes to Yarra Flats and kilometres of walking/cycling trails, medical facilities, Park n' Ride and the Eastern Freeway. The choice is yours to covert backyards to carparks (STCA) and operate as renovated medical/health facilities, or build a DD08 multi apartment/townhouse development (pending approval). Arrange your inspection without delay. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.